

15,073 SQ. FT. WAREHOUSE FOR SALE

SOUTH FORSYTH COUNTY

2630 Northgate Avenue, Cumming, GA 30041



PROPERTY HIGHLIGHTS

- 15,073 sq. ft. building
- Suite A = 5,297 sq. ft. includes approx. 800 sq. ft. of office space - leased through 02.28.2025
- Suite B = 9,776 sq. ft. includes approx. 3,500 sq. ft. of office space and approx. 1,087 sq. ft. of mezzanine - leased through 12.31.2024
- Both suites have dock high and oversized ground level loading
- Heavy 3 phase power and 19 foot ceiling height
- Good location in South Forsyth County with easy access to Exits 13 and 14 off GA 400
- New roof and septic system
- Opportunity for investment or owner occupant

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,585,000 |
| Lot Size: | 1.47 Acres |
| Building Size: | 15,073 SF |

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,266 | 46,342 | 149,188 |
| Total Population | 3,985 | 141,131 | 444,305 |
| Average HH Income | \$165,889 | \$184,038 | \$174,656 |

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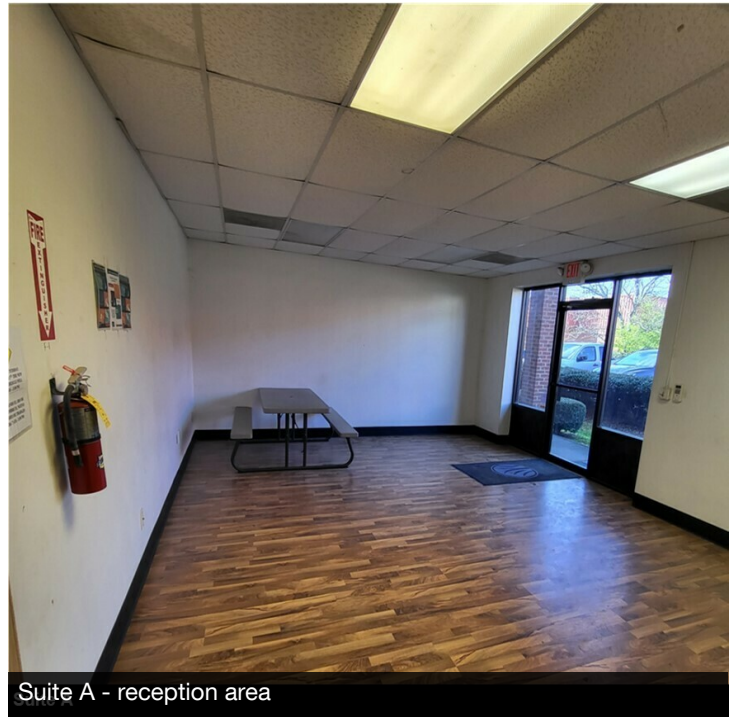
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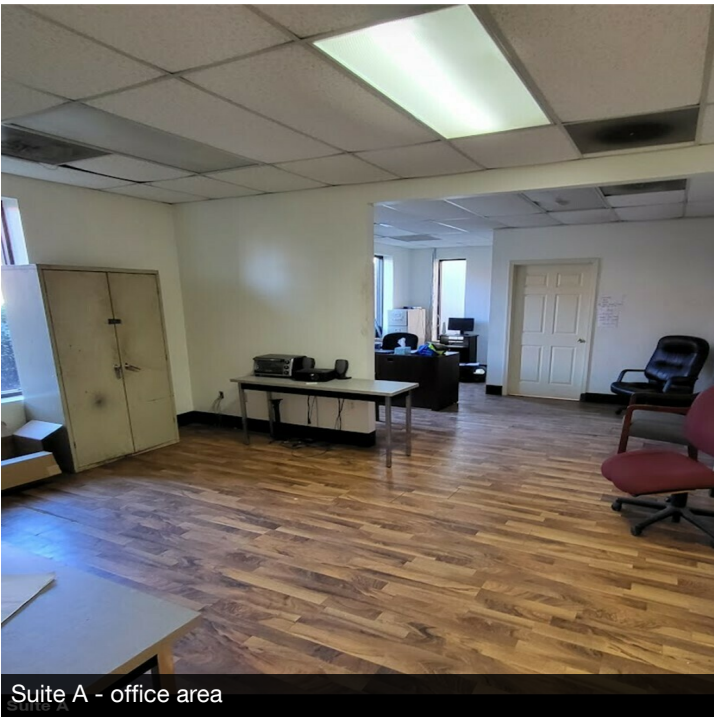
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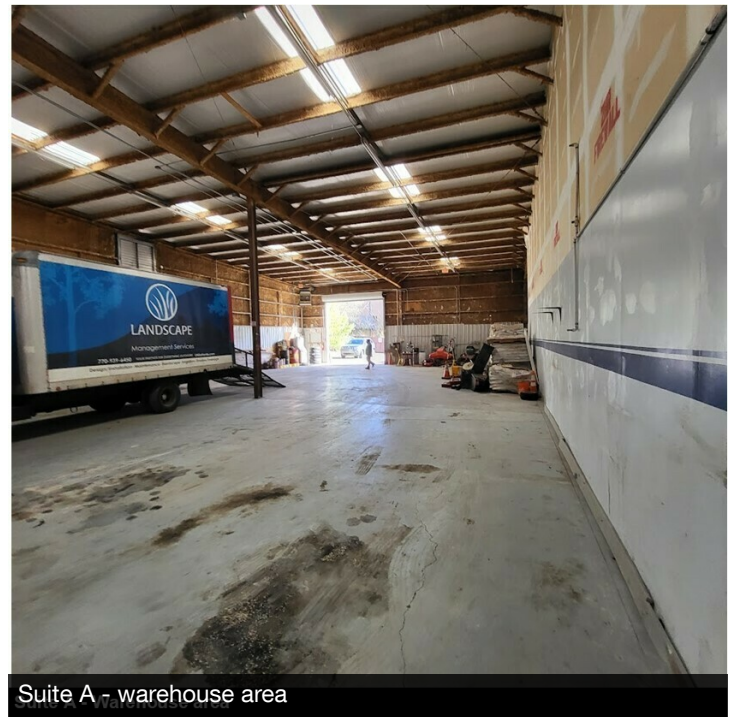
Back of Building



Suite A - reception area



Suite A - office area



Suite A - warehouse area

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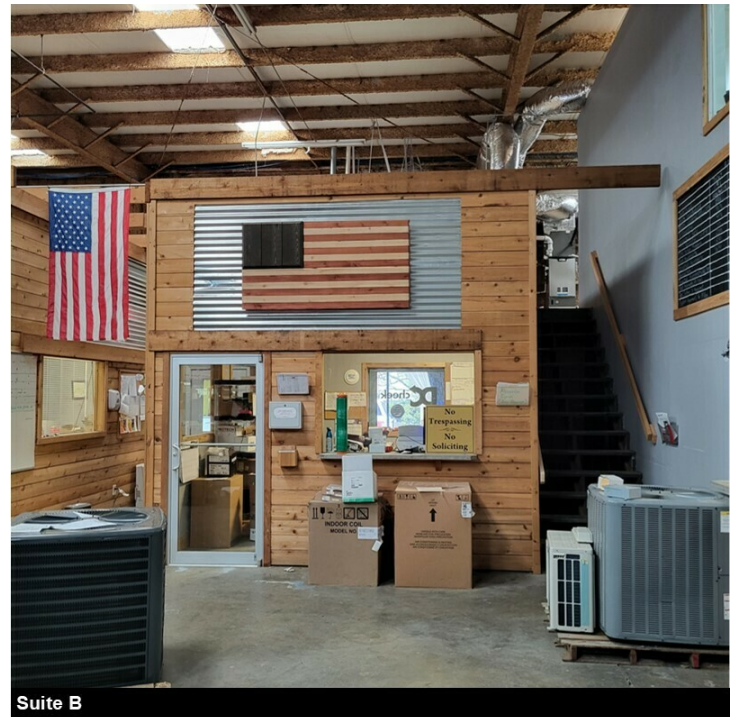
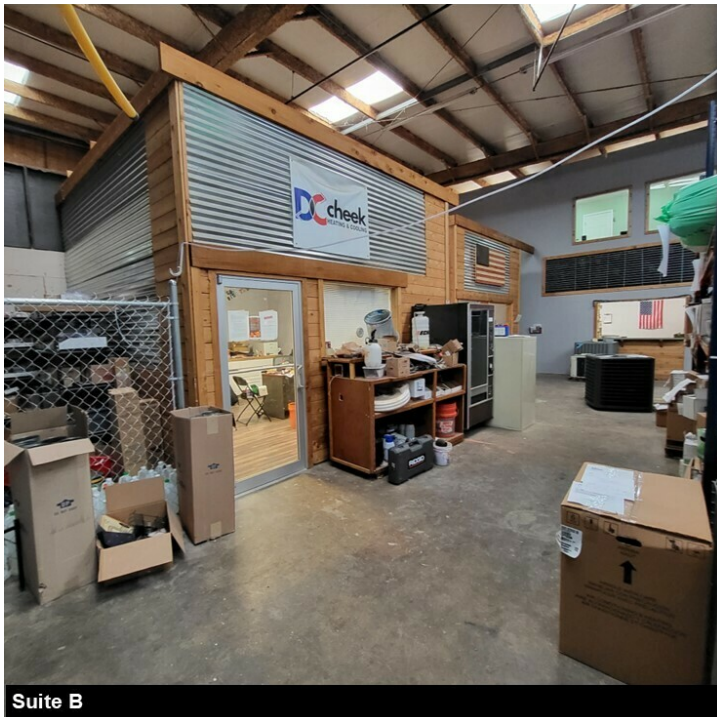
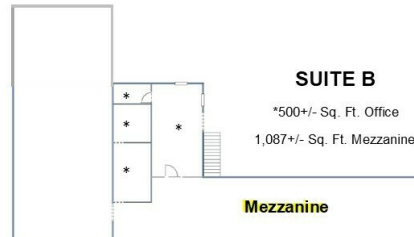
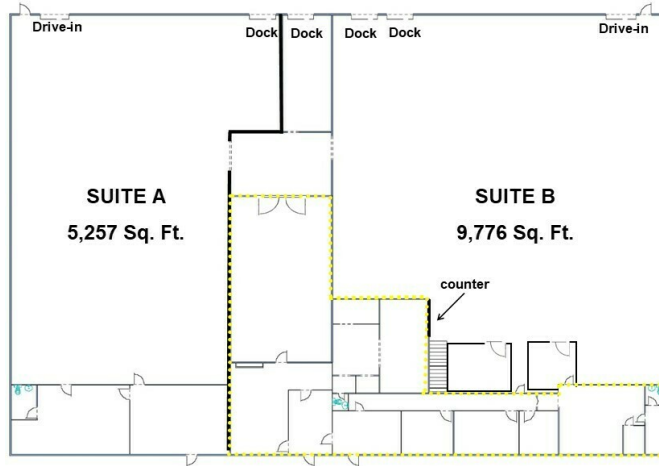
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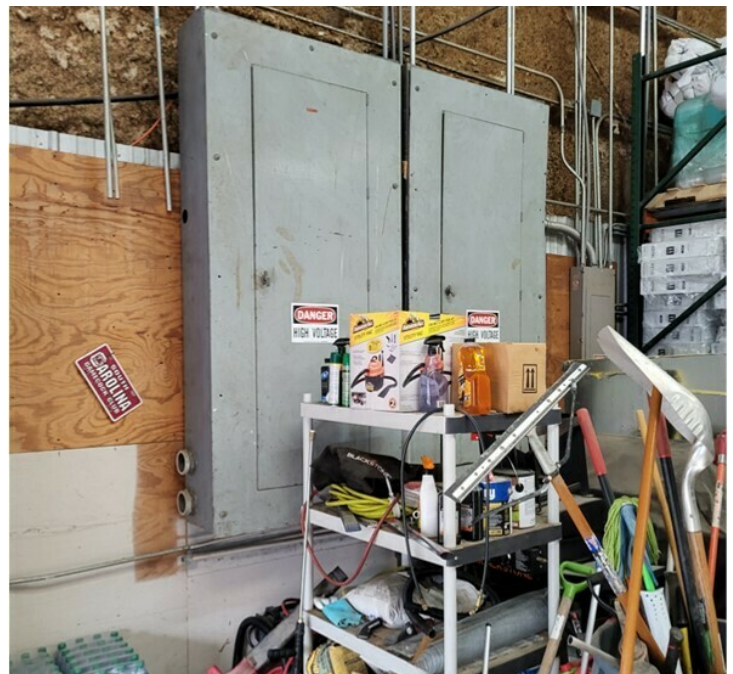
Suite B



Suite B



Suite B



Suite B - 3 Phase Power

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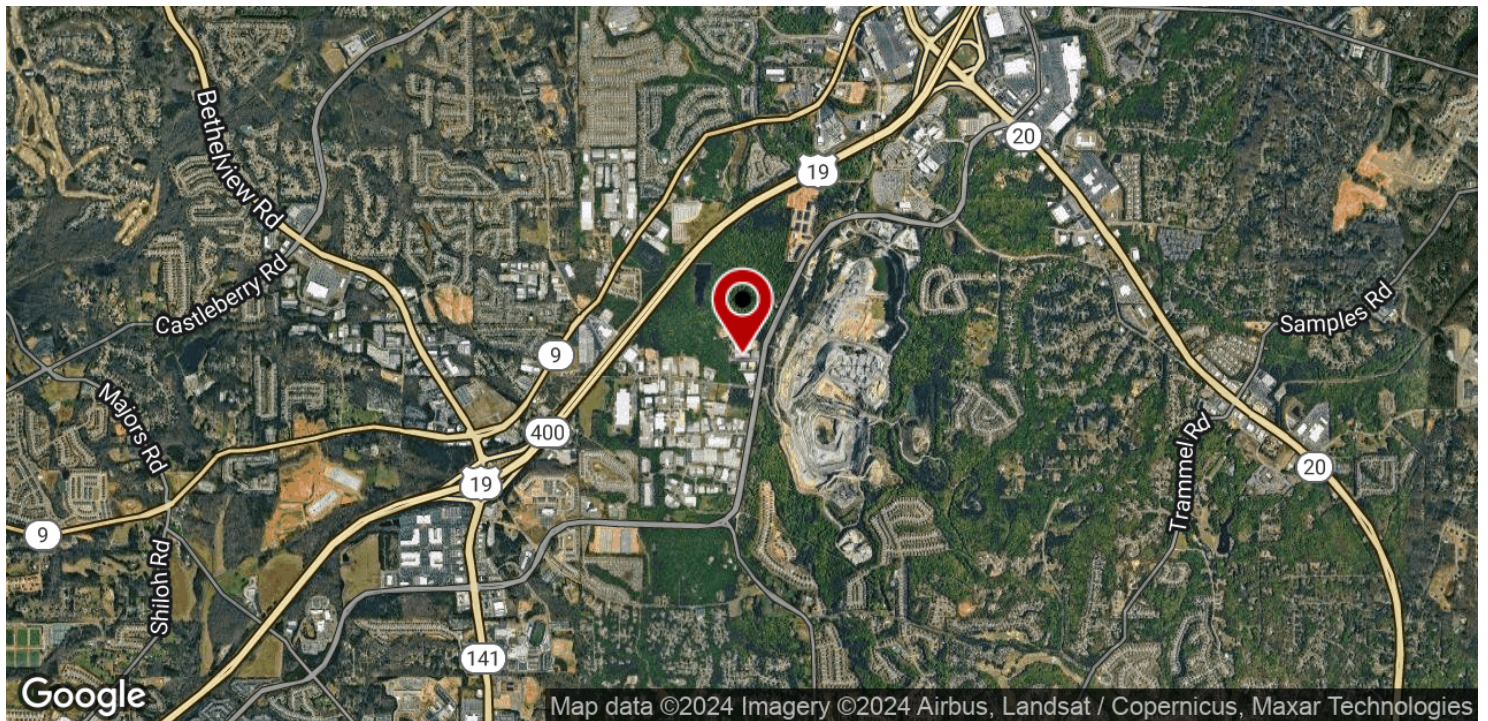
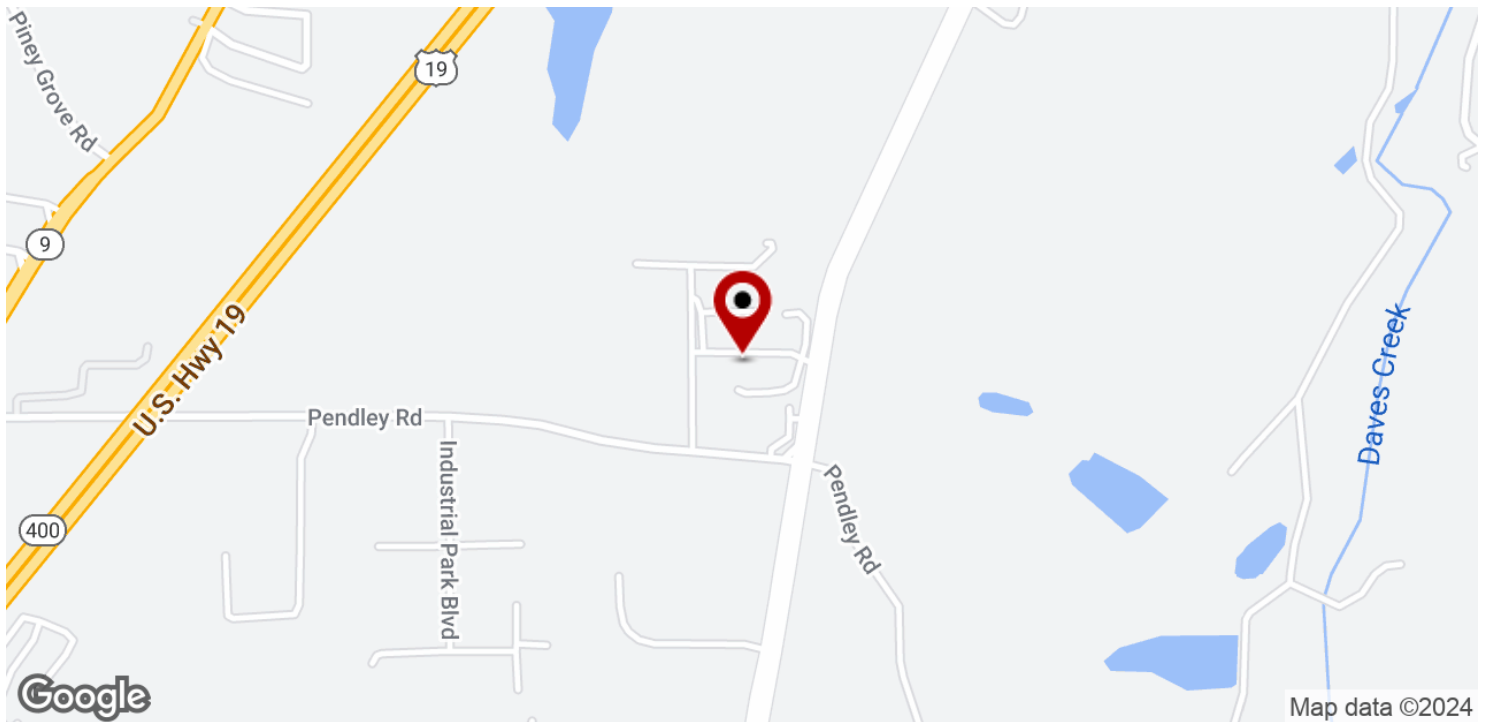
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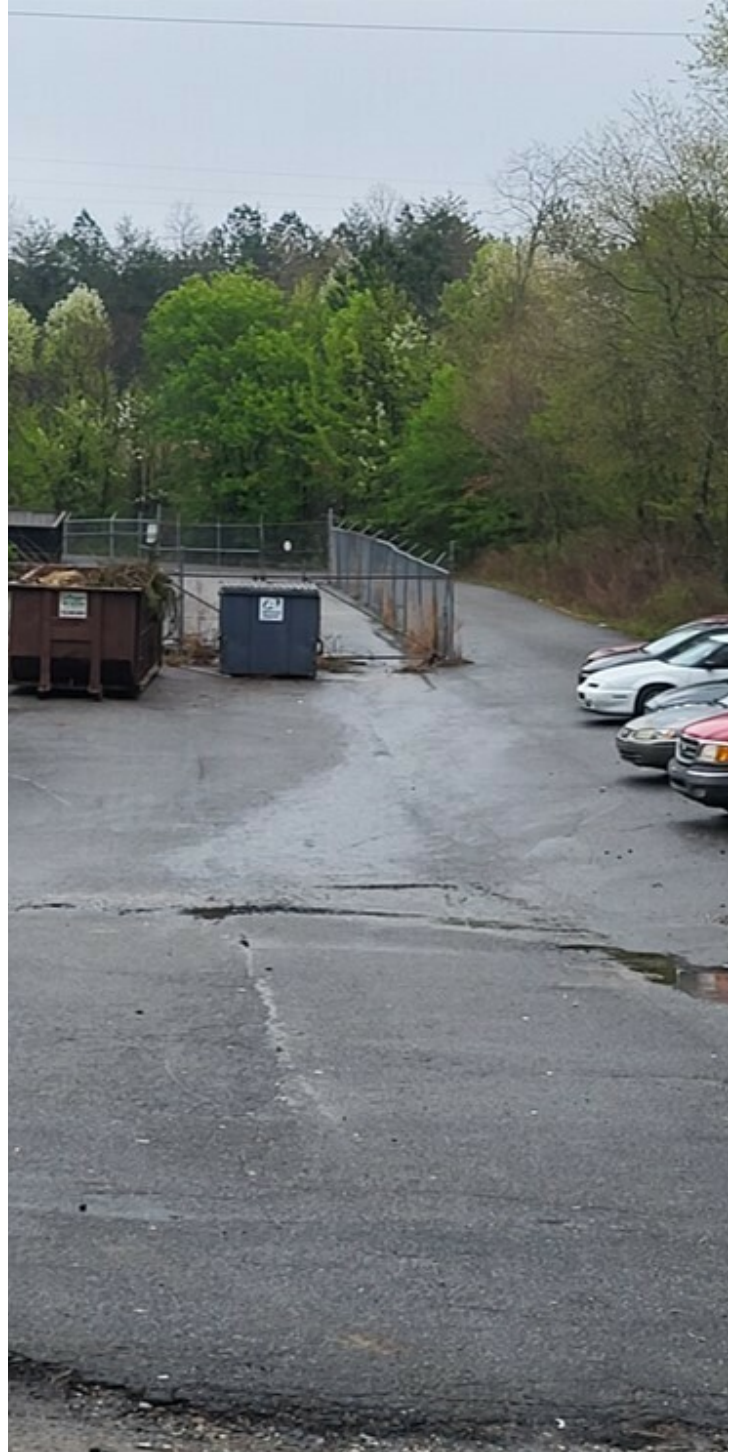
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,985 | 141,131 | 444,305 |
| Average Age | 35 | 38 | 38 |
| Average Age (Male) | 34 | 37 | 38 |
| Average Age (Female) | 35 | 39 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,266 | 46,342 | 149,188 |
| # of Persons per HH | 3.1 | 3 | 3 |
| Average HH Income | \$165,889 | \$184,038 | \$174,656 |
| Average House Value | \$579,484 | \$593,846 | \$584,460 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|---------------|--------|---------|----------|
| Hispanic | 12.2% | 10.1% | 11.3% |

| RACE | 1 MILE | 5 MILES | 10 MILES |
|------------------------------------|--------|---------|----------|
| Total Population - White | 1,324 | 74,283 | 234,031 |
| Total Population - Black | 158 | 7,453 | 39,221 |
| Total Population - Asian | 1,905 | 41,105 | 108,062 |
| Total Population - Hawaiian | 0 | 49 | 207 |
| Total Population - American Indian | 28 | 552 | 1,832 |
| Total Population - Other | 242 | 5,677 | 20,447 |

Demographics data derived from AlphaMap



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